



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

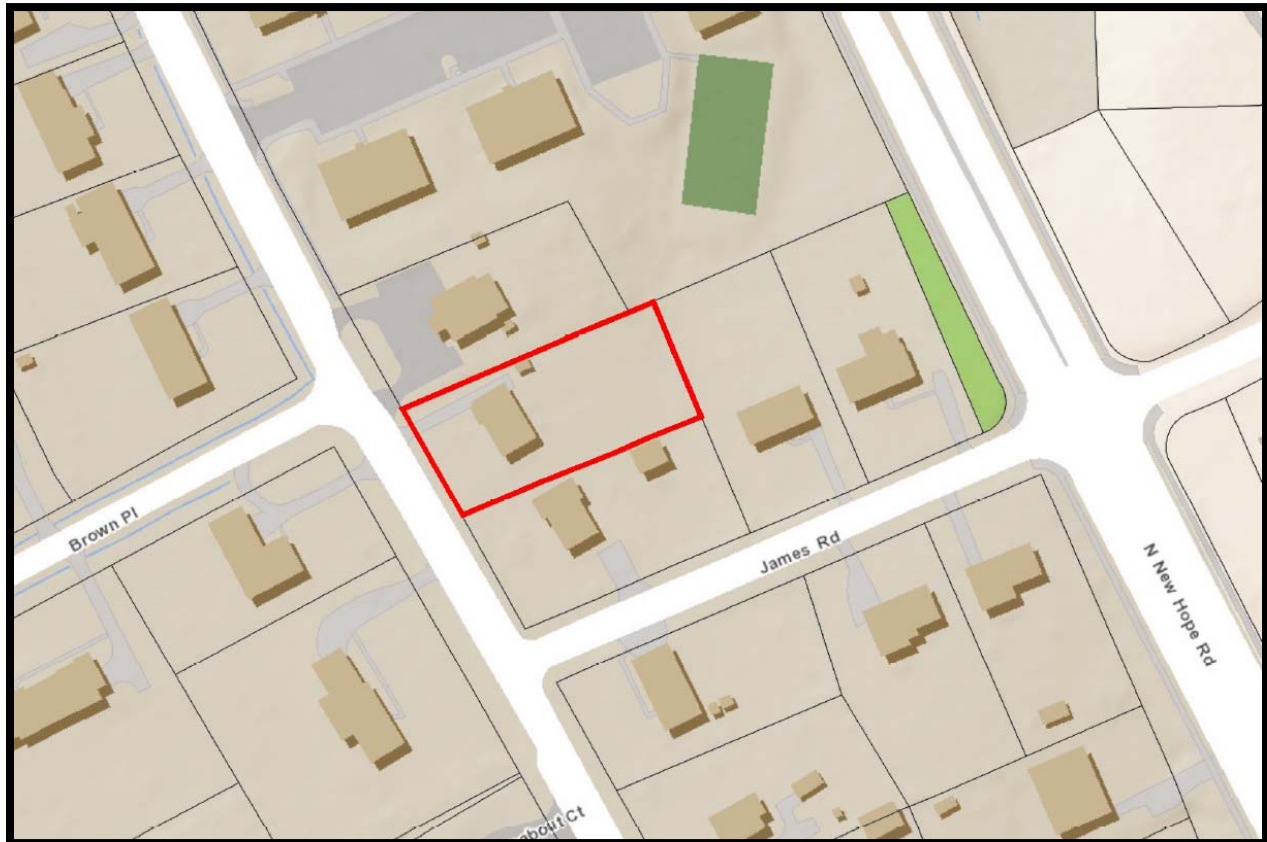
Case File: A-18-17

Property Address: 4206 St. James Church Road

Property Owner: Charles Thomas and Deborah McGhee: Trustees

Project Contact: Shawnonne Pickett

Nature of Case: Request for a special use permit to establish a Day Care Center with up to 16 enrollees pursuant to Section 6.4.1.C. and 10.2.9. of the Unified Development Ordinance on a .48 acre parcel zoned Residential-6 and located at 4206 St. James Church Road.



4206 St. James Church Road – Location Map

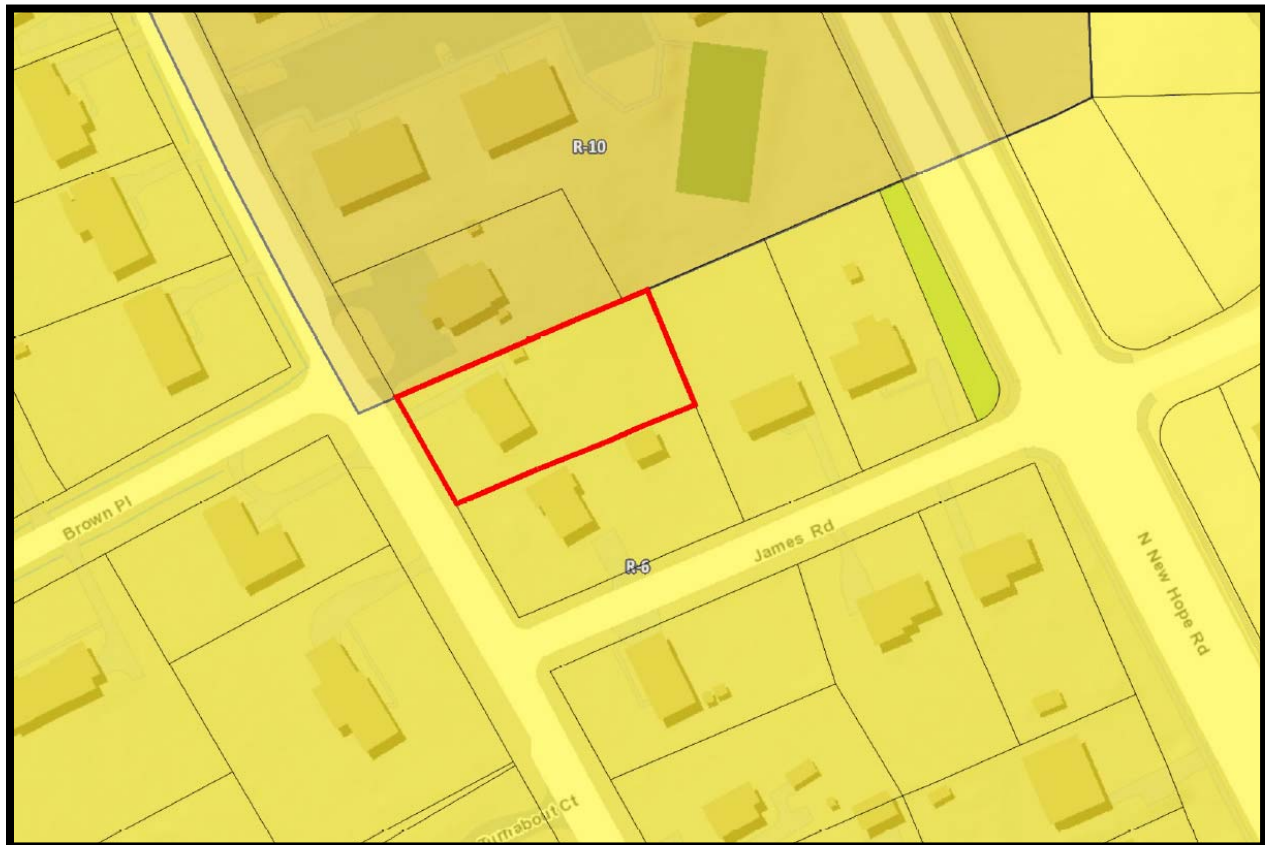
**ADDITIONAL
NOTES:** None

**PREVIOUS
VARIANCES:** None

To BOA: 2-13-17

Staff Coordinator: Eric S. Hodge, AICP

Zoning District: Residential-6



4206 St. James Church Road – Zoning Map

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;

2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

Sec. 6.4.1.c. C. Day Care Center

1. Defined

A day care for more than 8 persons where staffing complies with state and local regulations. Includes nursery school and preschool.

2. Use Standards

a. In a Residential District, the following minimum lot areas per enrollee apply:

- i. R-1, R-2, and R-4: 1,040 square feet; (*Staff note: the site acreage could theoretically accommodate 32 enrollees based on minimum lot area*)
- ii. R-6: 640 square feet; and
- iii. R-10: 240 square feet.

b. In a Residential District, 1 unlit announcement sign is allowed, not to exceed 2 square feet in area and 3½ feet in height.

c. In a Residential District, a Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along any side of the property abutting a residential use.

Staff note: The applicant will need to submit plans or testimony showing their intent to install the requisite landscaping fencing and/or walls consistent with this requirement. If the Board approves the Special Use Permit, the applicants must submit more detailed plans for permitting and installation prior to beginning operation of the daycare.

d. In a Residential District, a Type C2 street protective yard (see Sec. 7.2.4. B.) must be established along all property lines abutting a public right-of-way.

Staff note: The applicant will need to submit plans or testimony showing their intent to install the requisite landscaping fencing and/or walls consistent with this requirement. If the Board approves the Special Use Permit, the applicants must submit more detailed plans for permitting and installation prior to beginning operation of the daycare.

e. Must comply with all state and local standards.

Sec. 7.2.4. Protective Yards

A. Transitional Protective Yards

1. A transitional protective yard is required along perimeter lot lines:

- a. For specific uses as set forth in Chapter 6. Use Regulations (type as specified); and
- b. Where an IH District abuts any other district other than an IH District a Type B1 or B2 transitional protective yard must be installed.

Type A1: 6.5' wall, 6' wide yard, 4 shade trees spaced over every 100' linear feet.

Type A2: 6.5' fence, 10' wide yard, 4 shade trees and 4 understory tree spaced over every 100' linear feet.

B. Street Protective Yard

1. A street protective yard is required along the edge of the street right-of-way:

- a. For specific uses as set forth in Chapter 6. Use Regulations (type as specified); and
- b. Where an IH District is across the street from any other district other than an IH District, a Type C1 or C2 street protective yard must be installed.

2. A required street protective yard may be replaced with a tree conservation area that meets the requirements of Article 9.1. Tree Conservation

3. The protective yards in Special Highway Overlay Districts 1 and 2 (Sec. 5.3.1. D.) take the place of any street protective yard required in Sec. 7.2.4.B.

Type C2: 15' wide yard, 4 shade trees spaced over every 100' of street right of way & 15 shrubs spaced over every 100' of street right of way.

Special Use Permit Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Nature of request (Submit addendum on separate sheet, if more space is needed.)	OFFICE USE ONLY
	Transaction Number A-18-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.	

GENERAL INFORMATION		
Property Address 4206 St. James Church Road. Raleigh NC 27604	Date 12-20-2016	
Property PIN 1726606451	Current Zoning R 6	
Nearest Intersection James R Brown Place and St. James Church Road	Property size (in acres) .48	
Property Owner Charles Thomas and Deborah A. McGhee Trustee	Phone (919) 796-3707	Fax _____
Owner's Mailing Address 5805 Forest Drive Raleigh, NC 27616		
Email tom.williams884@aol.com		
Project Contact Person Shawnonne Pickett	Phone 919-218-7499	Fax _____
Contact's Mailing Address 4729 Royal Troon Drive Raleigh NC 27604		
Email Shawnonne1@gmail.com		
Property Owner Signature Charles T. Wilkain		
Notary Sworn and subscribed before me this 21 st day of December, 2016	Notary Signature and Seal 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

Zoning Request

Business: Little People Preschool L.L.C.

Location 1: 4210 Saint James Church Rd. Raleigh, NC 27604

Requested Second Location: 4206 Saint James Church Rd. Raleigh, NC 27604

Contact Information: Shawnonne Pickett/ 919.218.7499

Request for 4206 Saint James Church Rd., Raleigh, NC 27604 to be zoned as a "Stand Alone Daycare Facility". Little People Preschool currently has one location at 4210 Saint James Church Rd in Raleigh, NC. This location has served preschoolers ages 2-5 years of age for over 32 years. We are looking to expand our service to community and add 4206 Saint James Church to serve infants and toddlers. NC DHHS Division of Child Development childcare licensing consultant has come to review the location and given the amount of children for the space used. Hours of operation will be Monday-Friday from 7am-6pm. The staff count will be a total 3-4, depending on ratio for the day. We are looking to serve a total of 16 children ages 6 weeks through 24 months. Parking will be established with a non-erosive material with 4 parking spaces.

Thank You,

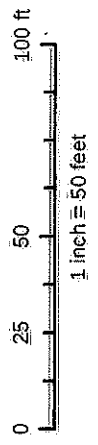
Shawnonne Pickett

Owner

Sec. 7.2.4
Protective Yards



PIN: 1726606451
PIN Ext: 000
Real Estate ID: 0077702
Map Name: 1726 19
Owner: WILLIAMS, CHARLES THOMAS
TRUSTEE WILLIAMS, DEBORAH A MCGHEE
TRUSTEE
Mail Address 1: 5805 FOREST DR
Mail Address 2: RALEIGH NC 27616-1879
Mail Address 3:
Deed Book:
Deed Page:
Deed Date: 02/01/2004
Deed Acres: 0.48
Building Value: \$67,172
Land Value: \$45,000
Total Value: \$112,172
Billing Class: Individual
Description: LO22 WINTER PARK
Heat Area: 1222
Site Address: 4206 ST JAMES CHURCH RD
City: RALEIGH
Township: St. Matthew's
Year Built: 1958
Sale Price: \$76,500
Sale Date: 12/28/1998
Use Type: SINGLEFAM
Design Style: Ranch
Land Class: Residential Less Than 10 Acres
Old Parcel Number: 410-00000-0082



Disclaimer
Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein. Its use or its interpretation

1726606451
WILLIAMS, CHARLES THOMAS TRUSTEE
WILLIAMS, DEBORAH...
5805 FOREST DR
RALEIGH NC 27616-1879

1726603433
LISK, BEVERLY A
4215 SAINT JAMES CHURCH RD
RALEIGH NC 27604-4362

1726604229
DIALLO, FATOUMATA D BAH,
ABDOURAHIM
4205 SAINT JAMES CHURCH RD
RALEIGH NC 27604-4362

1726604260
MATTHEWS, MARY K
4201 SAINT JAMES CHURCH RD
RALEIGH NC 27604-4362

1726605488
WILLIAMS, CHARLES THOMAS TRUSTEE
WILLIAMS, DEBORAH...
5805 FOREST DR
RALEIGH NC 27616-1879

1726605923
HONEYTREE ACQUISITION LLC
SARATOGA CAPITAL PARTNERS
7 PENN PLZ STE 1400
NEW YORK NY 10001-3967

1726606392
STRICKLAND, ROBERT L STRICKLAND,
CONNIE D
4200 SAINT JAMES CHURCH RD
RALEIGH NC 27604-4349

1726608412
BENNETT, KIMBALL L BENNETT, TAMMY D
4111 JAMES RD
RALEIGH NC 27604-4963